



# *PlanMaryland*

**Maryland Association of Counties  
Summer Conference**

**August 19, 2011**



# *The Big Picture – why we need PlanMaryland*

By 2035:

1,000,000 new residents

500,000 new homes

600,000 new jobs

A smart growth approach could save 400,000 acres of farmland  
and forest over the next 25 years



# *Land Use Trends – 2010 Update*

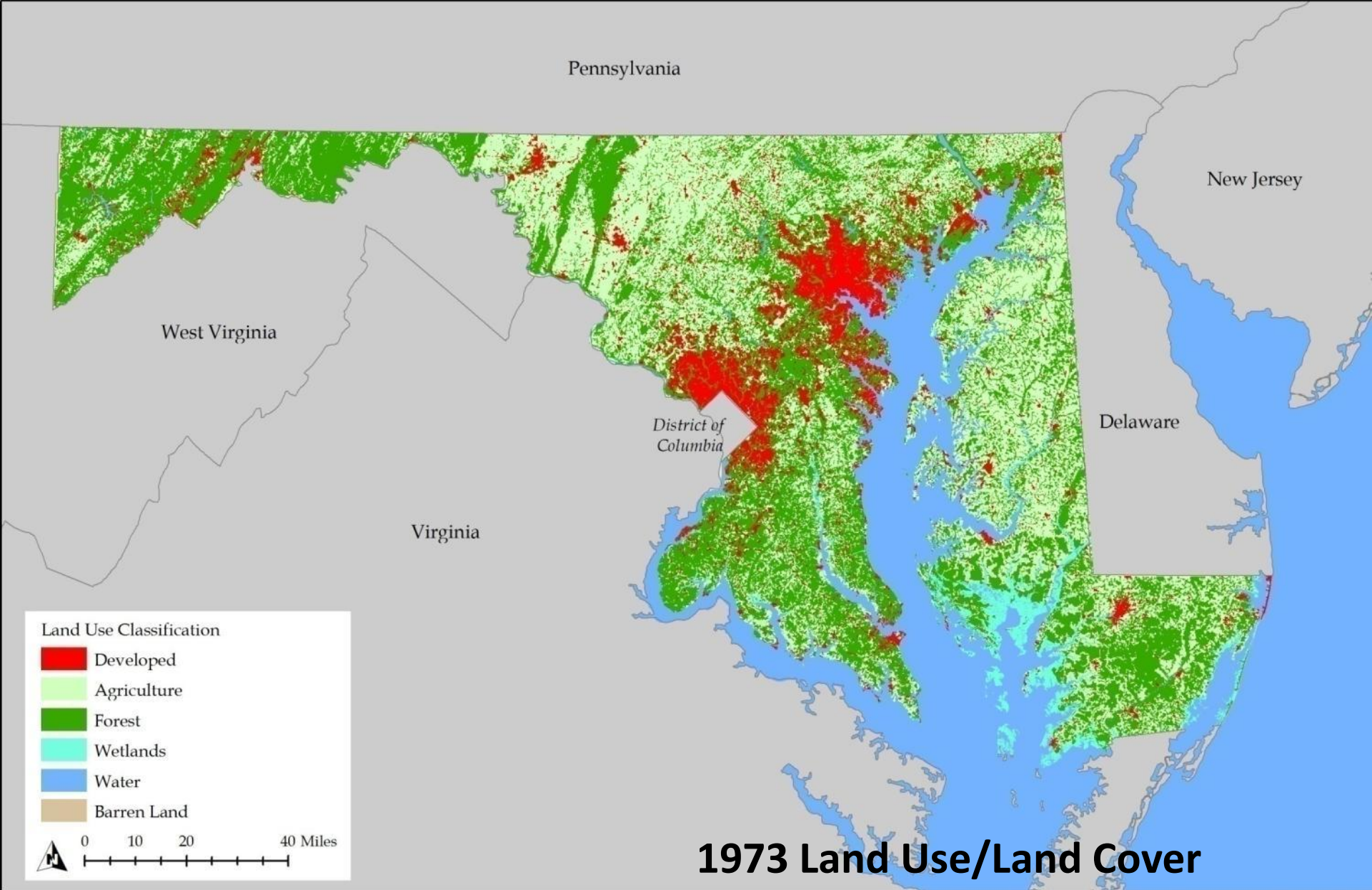
- **Rate of development outpaced population growth between 1973 and 2010 - developed lands increased by 154% while the population grew by 39%.**
- **15% of the households are large-lot development and they consume more than 50% of total developed land.**
- **More than 1 million acres of agriculture and forest lands developed since 1973.**



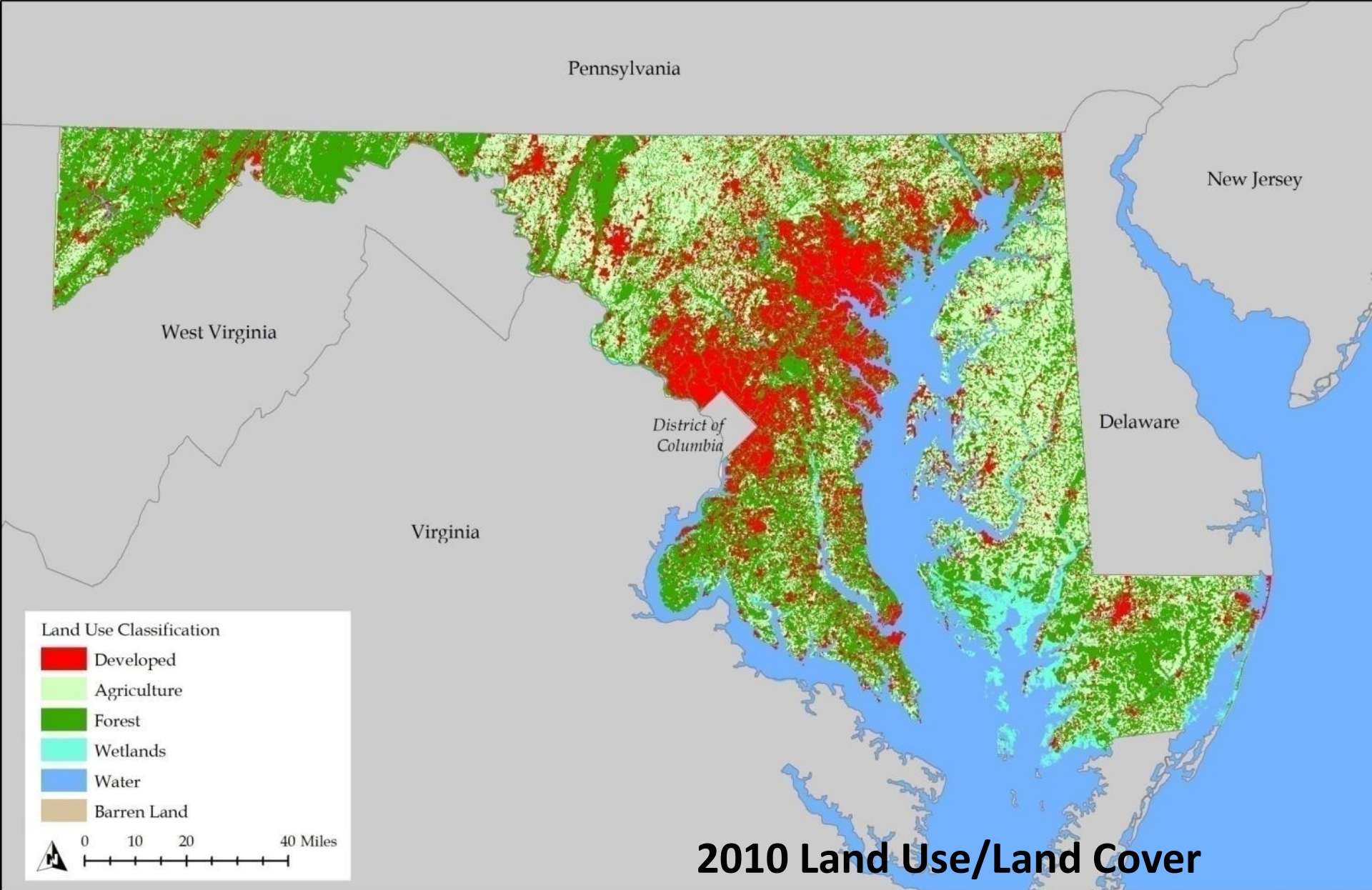
*...put another way*

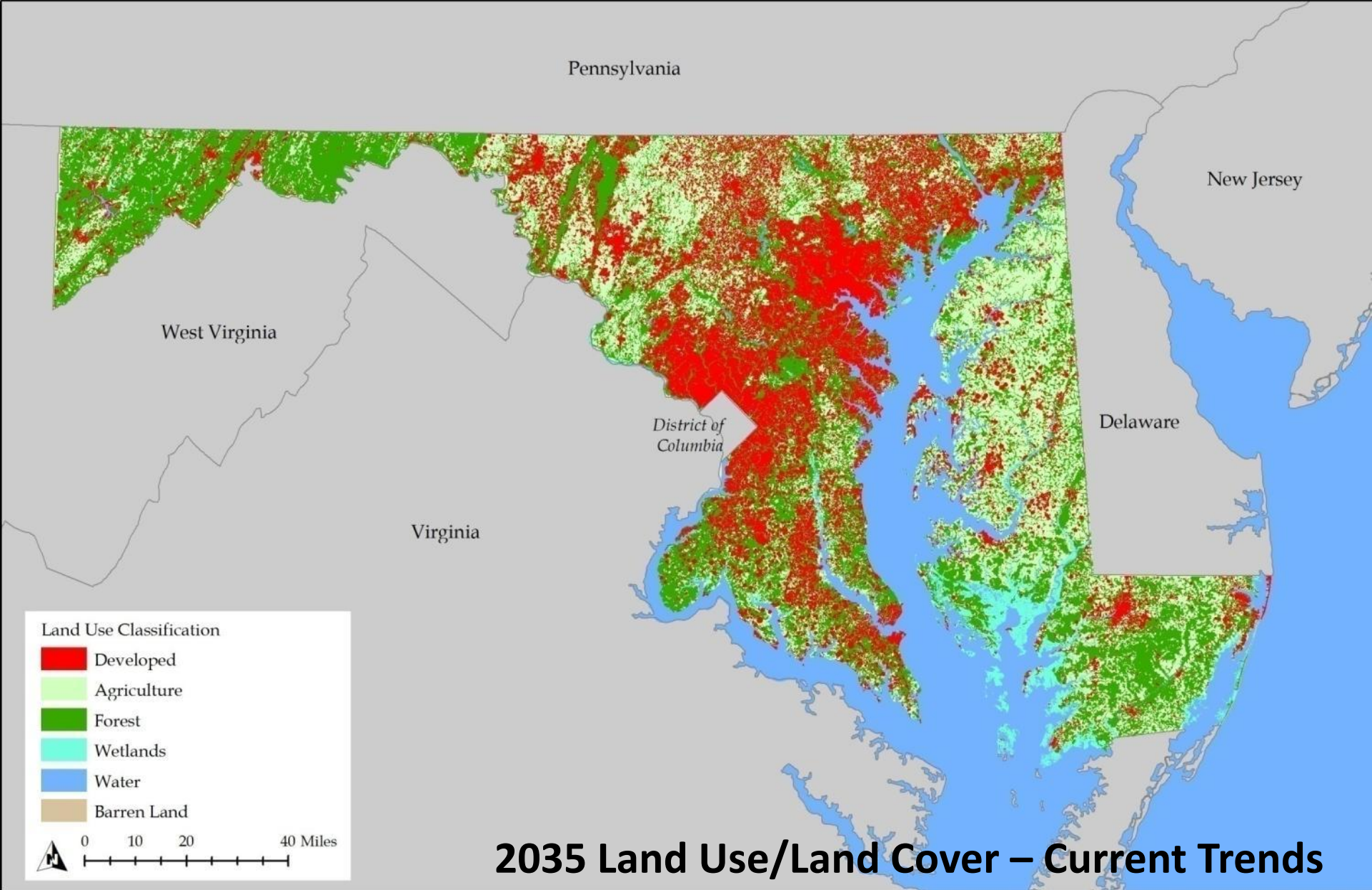


**We need a smart growth play book  
because we've been on the field for  
decades without one.**

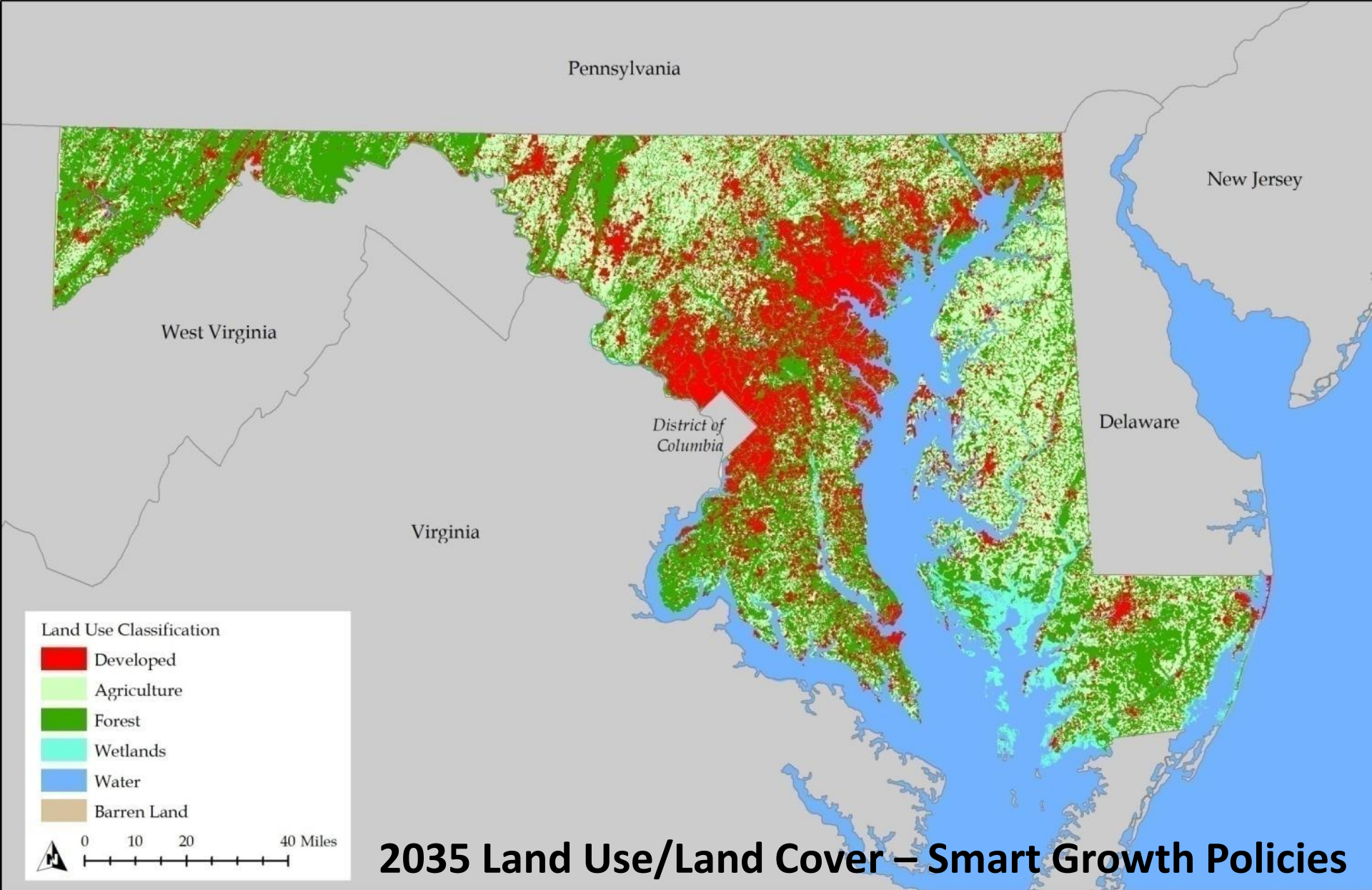






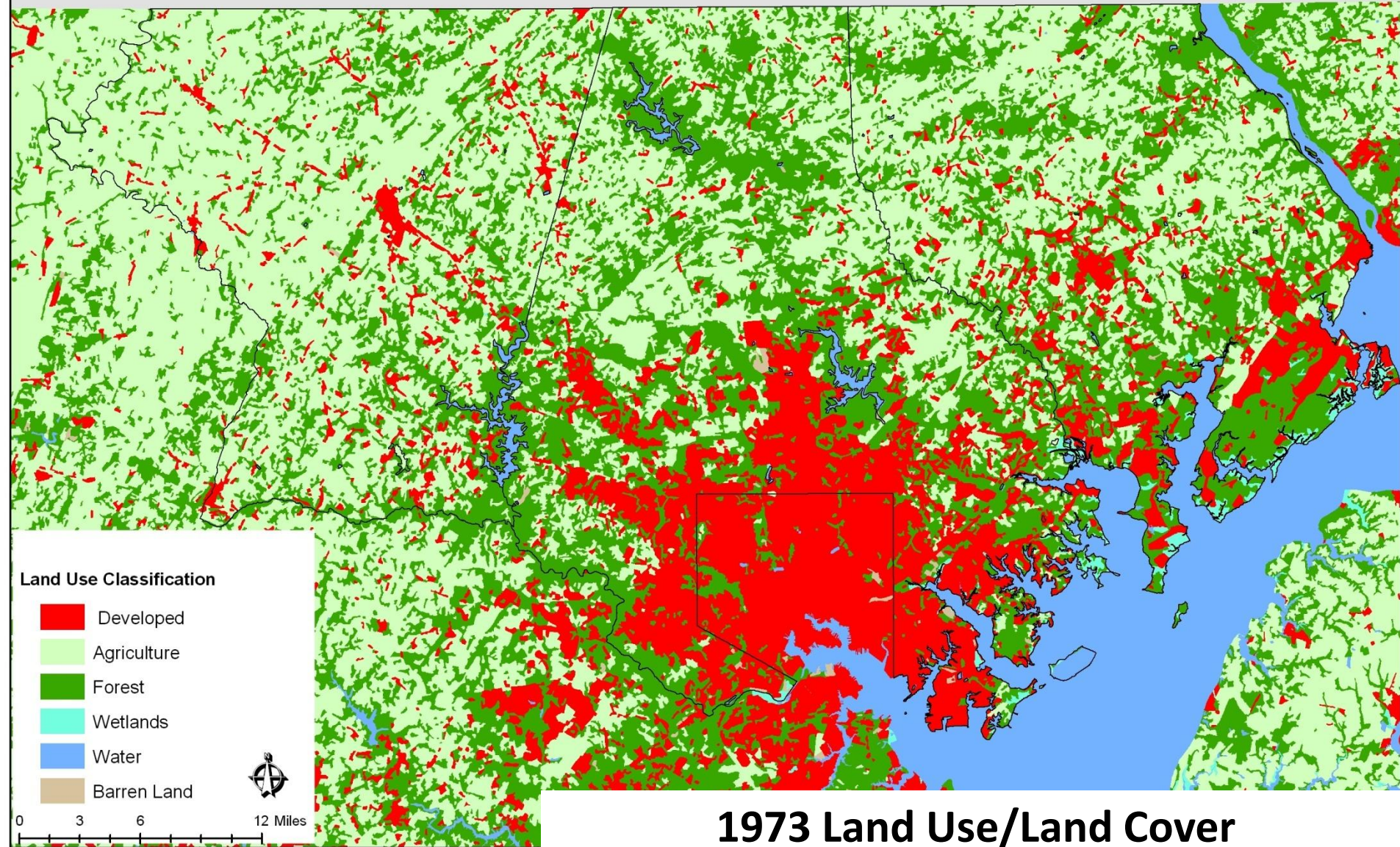








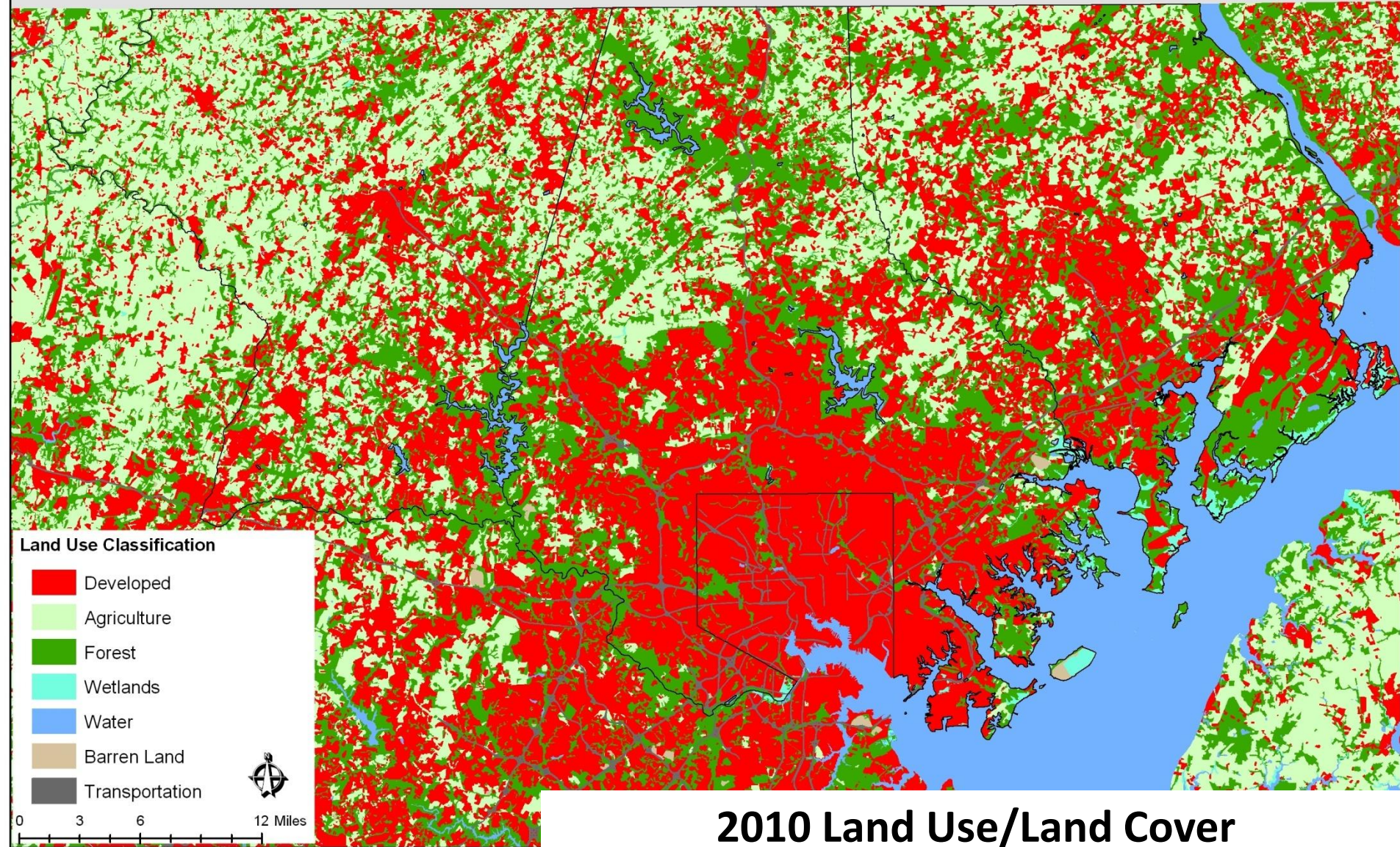
# Pennsylvania



**1973 Land Use/Land Cover**



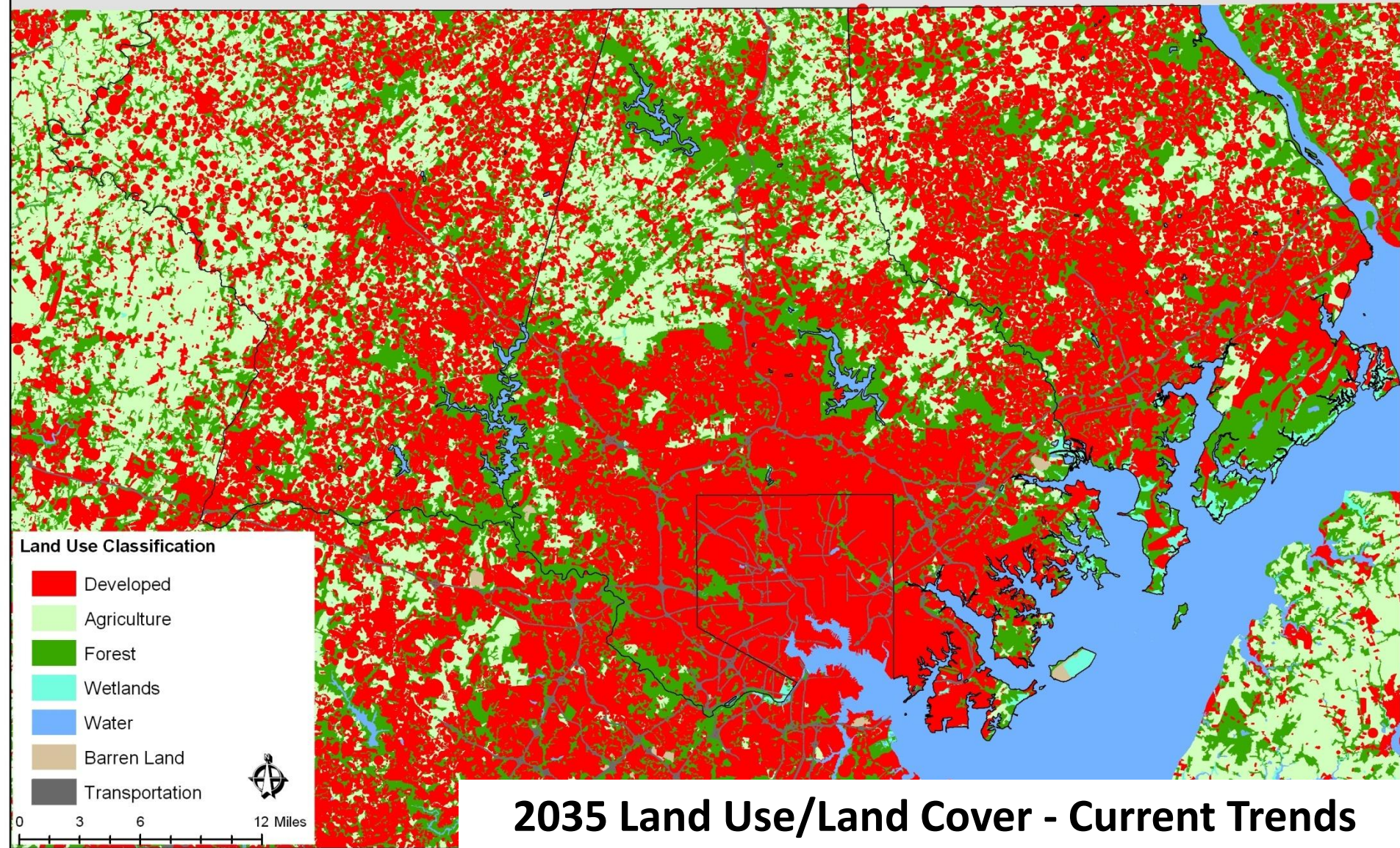
# Pennsylvania



**2010 Land Use/Land Cover**



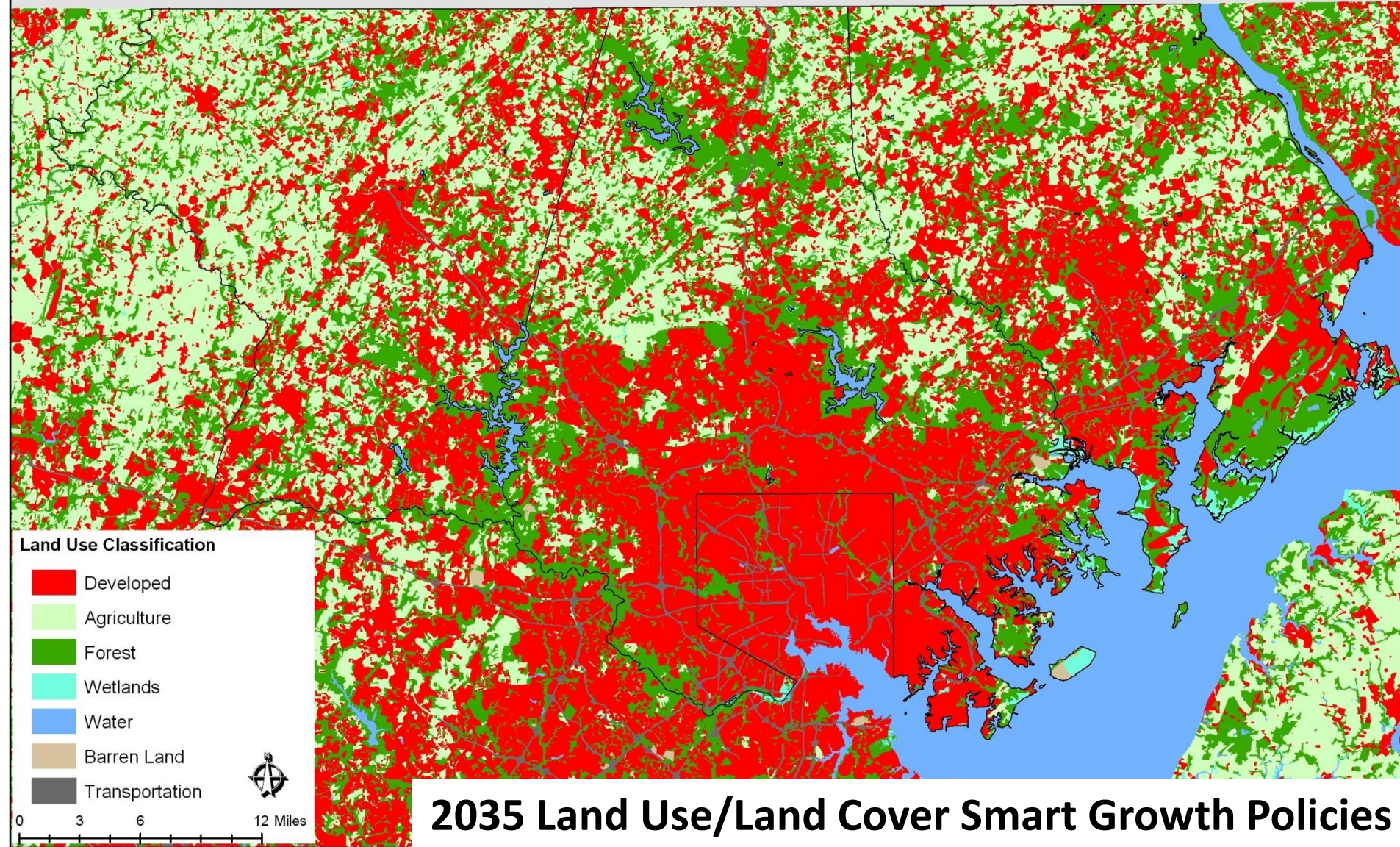
# Pennsylvania



**2035 Land Use/Land Cover - Current Trends**



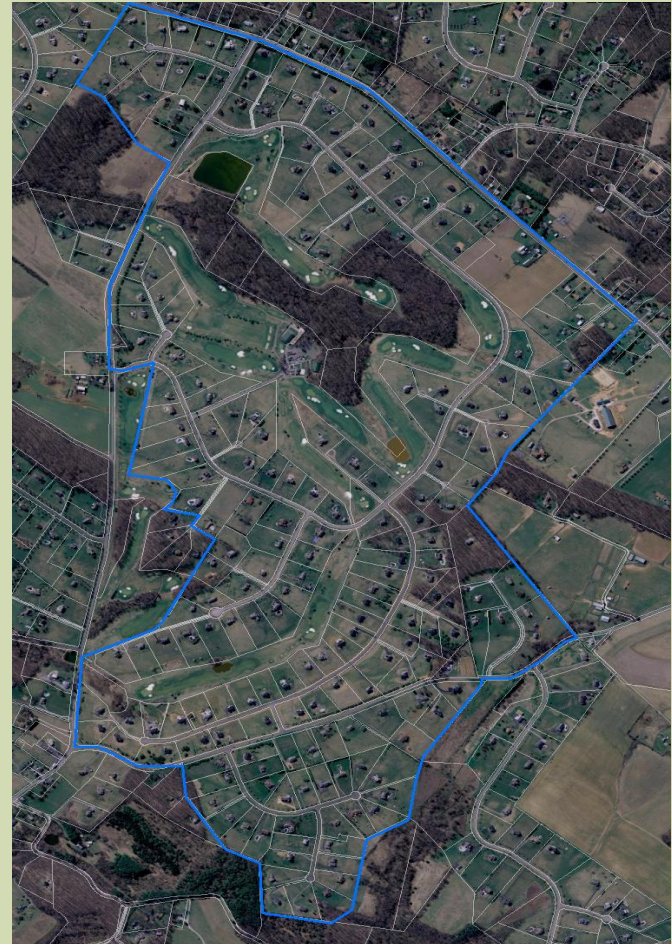
# Pennsylvania





## *Development Comparison: Large Lot Subdivision*

- 790 Acre Polygon
- Area contains 215 Improved Residential Parcels
- Average lot Size is 2 ½ acres
- Assessed value per acre = \$152,666  
= \$120,606,520 total
- Units are on Septic Systems
- 10 times more nitrogen per household entering the Chesapeake Bay





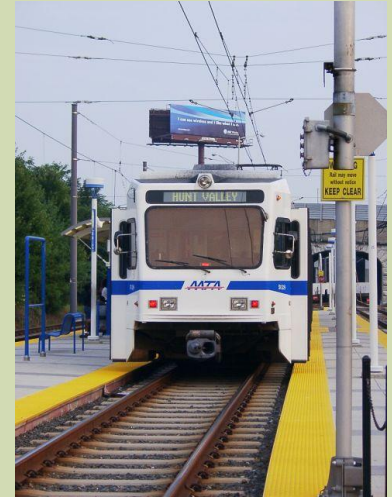
# *Development Comparison: smart growth*

- Same size 790 Acre Polygon
- 2,130 Improved Residential Parcels
- Average lot size is less than quarter acre
- Assessed value per acre = \$730,125 = 576,798,560 total
- 10 times less Nitrogen per household entering The Chesapeake Bay
- Area contains Industrial and Commercial Development
- Public Infrastructure Available



# *What is PlanMaryland?*

PlanMaryland is a tool for targeting state resources with maximum transparency, efficiency, and effectiveness in order to encourage and incentivize smarter growth.

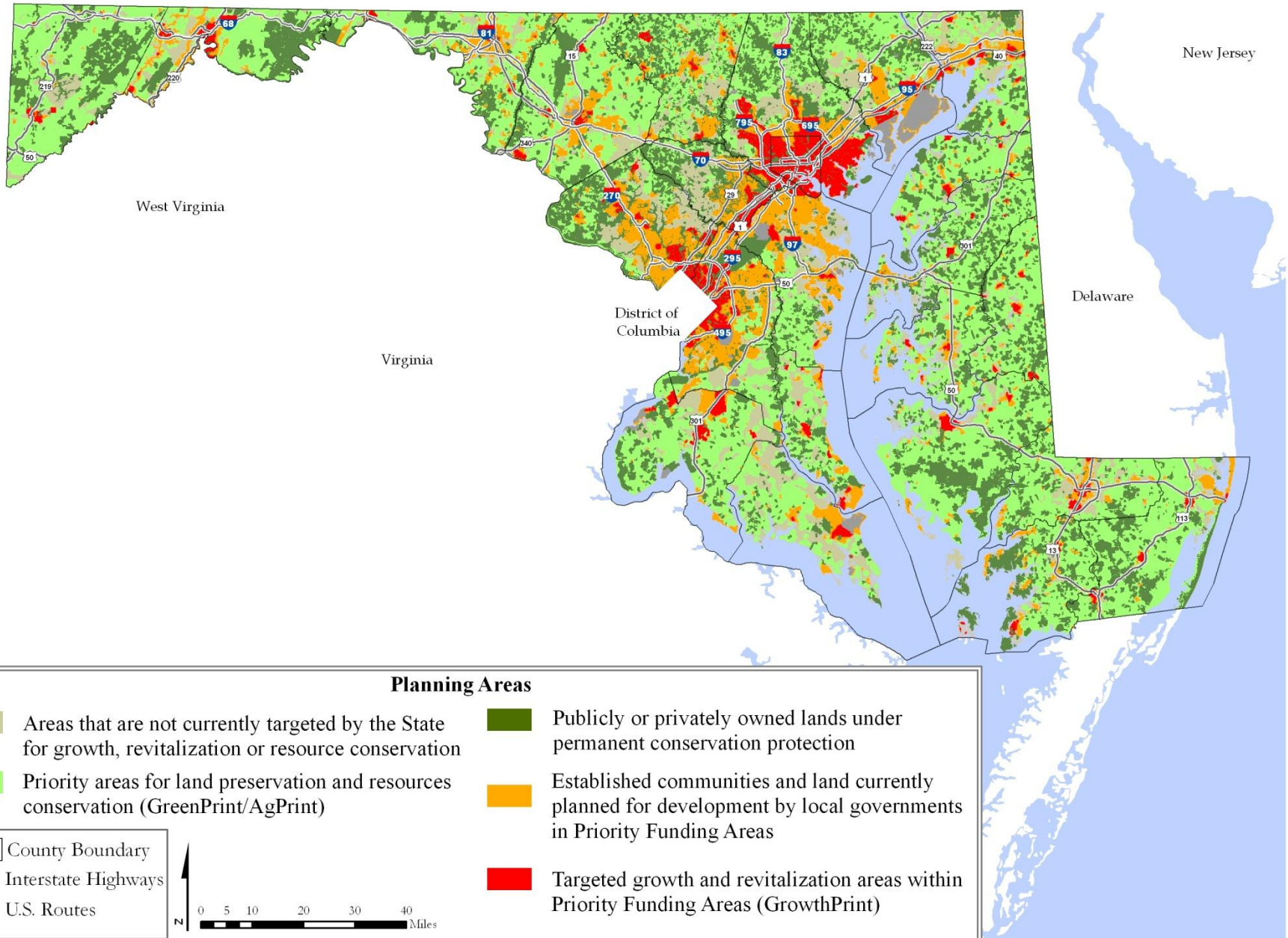




# PlanMaryland Policy Map



Maryland Department of Planning





# *PlanMaryland*

- Informs choices for the future
- Provides a smart growth strategy for Maryland that protects our Bays and keeps our communities vibrant
- Enhances long-term economic development and job creation
- Leads to more efficient use of tax dollars for infrastructure, other public services, and programs
- Provides a structure to coordinate State agencies and to work with local governments





# *PlanMaryland can save money*

## Public Infrastructure Costs: Current Trend vs. Smart Growth by 2030

### Potential to:

- Save \$29 billion in new road construction costs (on average \$1.5 billion per year in savings)
- Save \$383 million in road maintenance costs
- Save \$406 million in water/sewer and school construction costs

	Current Policy Scenario	Smart Growth Scenario	% Savings with Smart Growth
<b>Roads</b>			
Miles of Road	12,349	7,896	36%
New Construction Costs	\$103 billion	\$74 billion	28%
Maintenance/Repair Costs	\$1,063 million	\$680 million	36%
<b>Water/Sewer</b>			
Total Costs	\$2.17 billion	\$2.11 billion	3%
<b>Schools</b>			
Construction Costs	\$3.54 billion	\$3.19 billion	10%



## ***What PlanMaryland will NOT do:***

- **Not substitute for local comprehensive plans**
- **Not be a top-down approach that forces compliance**
- **Not be a silver bullet to solve all problems**
- **Not be a “one size fits all” approach to state planning**
- **Not be a mandate to spend more money**

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1500 followers on  
Twitter at  
[www.twitter.com/  
SmartGrowthMD](http://www.twitter.com/SmartGrowthMD)





# ***PlanMaryland Schedule***

- **Began discussions in 2007**
- **Outreach and feedback led to release of full draft in April 2011**
- **Preliminary response to comments summary released late July**
- **Public comment until September 1**
- **Redraft discussion at PlanMaryland Work Group meeting in mid-September**
- **Redraft discussion at Sustainable Growth Commission meeting in late September**
- **Submittal to Governor in October**
- **Implementation will take several forms after October**

